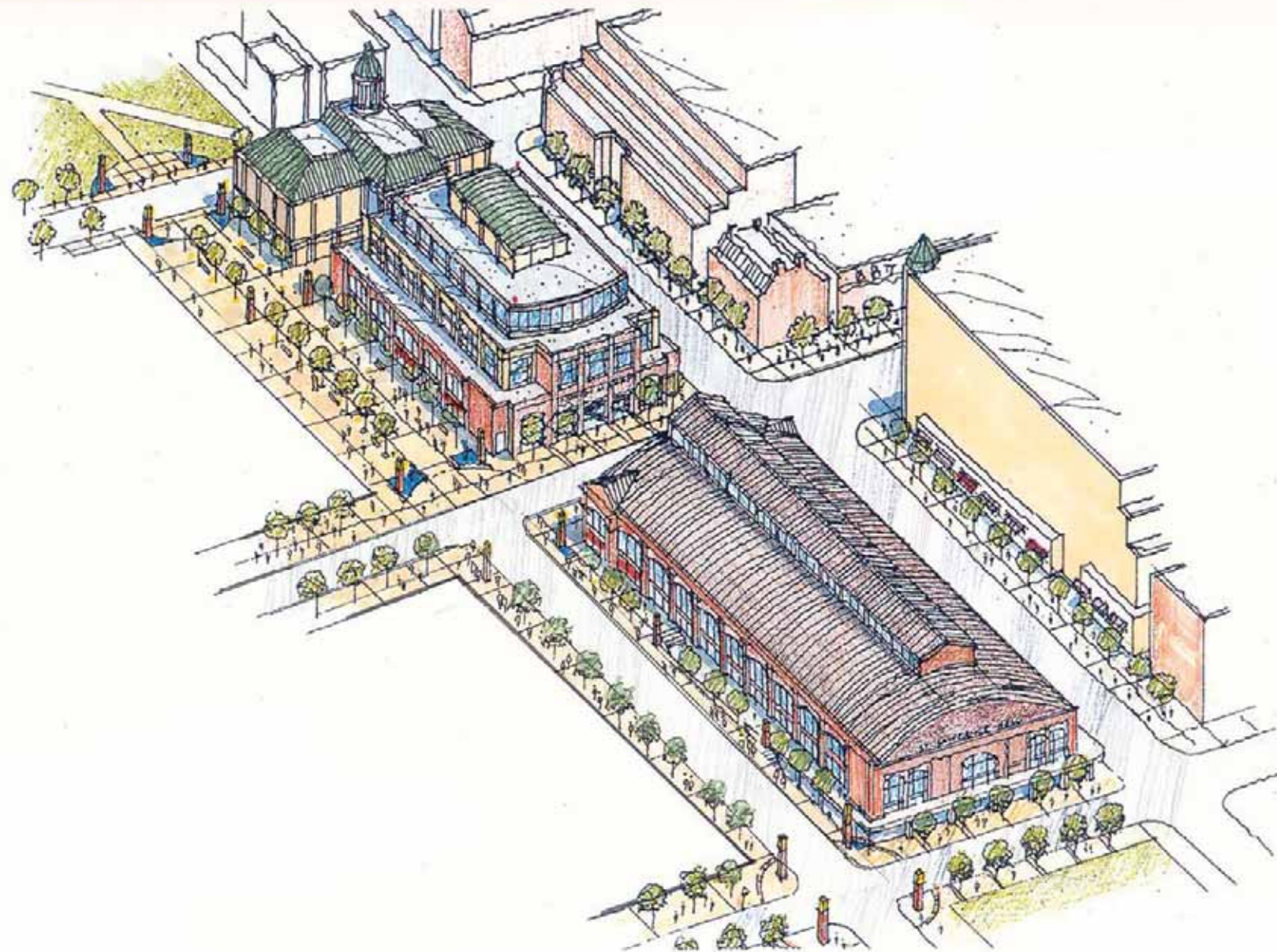


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Development Parameters for St. Lawrence Market North



Appendix 1

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Introduction

In June 2003, City Council directed the establishment of a Working Committee for the St. Lawrence Market North property, composed of members of the local community, City staff and the Ward Councillor's office (Clause 24, Administration Report No. 5, 2003). Over the course of the summer, the Working Committee diligently crafted a shared vision of what could be built on the St. Lawrence Market North property. Community members selflessly took time off from their businesses and careers to devote energy to this cause, and they approached the task with enthusiasm, creativity, long hours and excellent ideas. City staff members also contributed many excellent ideas, along with a great deal of technical feedback, evocative drawings, and an effective forum for discussion.

This document contains the points of consensus arrived at by the Working Committee, and will be considered by the Administration Committee and City Council in October 2004. The few matters that the Working Committee couldn't achieve consensus on will be included in a further report.

Special thanks to all the Working Committee members for their extraordinary efforts and input. James Parakh and Jacqueline Chan of UDS, Urban Design deserve special mention for their numerous, fine drawings and for their guidance in the graphic layout of this document.

Definitions

“North Market site” refers to the lands shown on the map below, and includes the North Market Building and the Market Lane Pedestrian Mall west of the building.

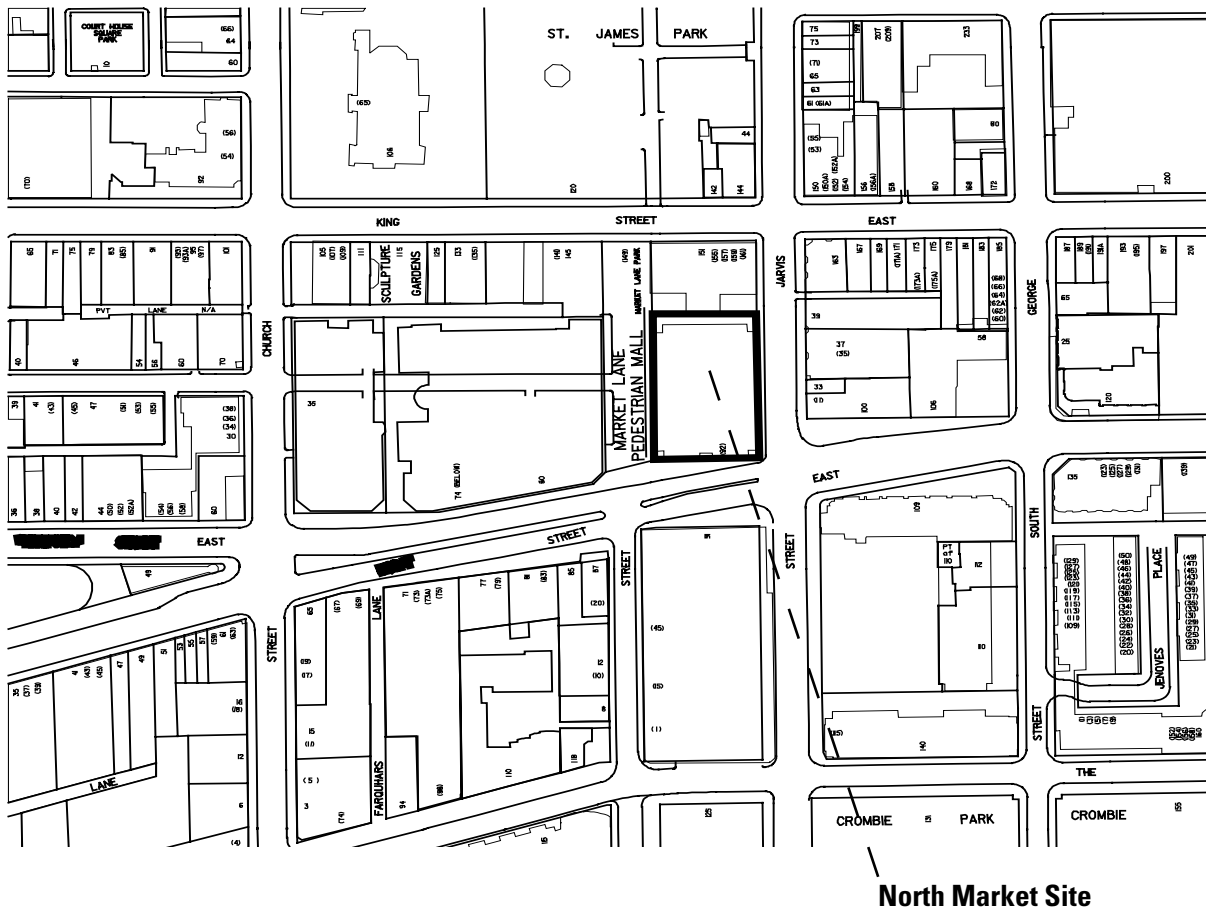
“North Market Building” refers to a new multi-storey building that would replace the current one storey structure on the North Market site. It would be subject to the development parameters of this document.

“North Market Hall” refers to the floor area and volume of space to be occupied by the St. Lawrence Market North Farmers’ Market

and Sunday Antique Market, including ground floor and mezzanine levels.

General

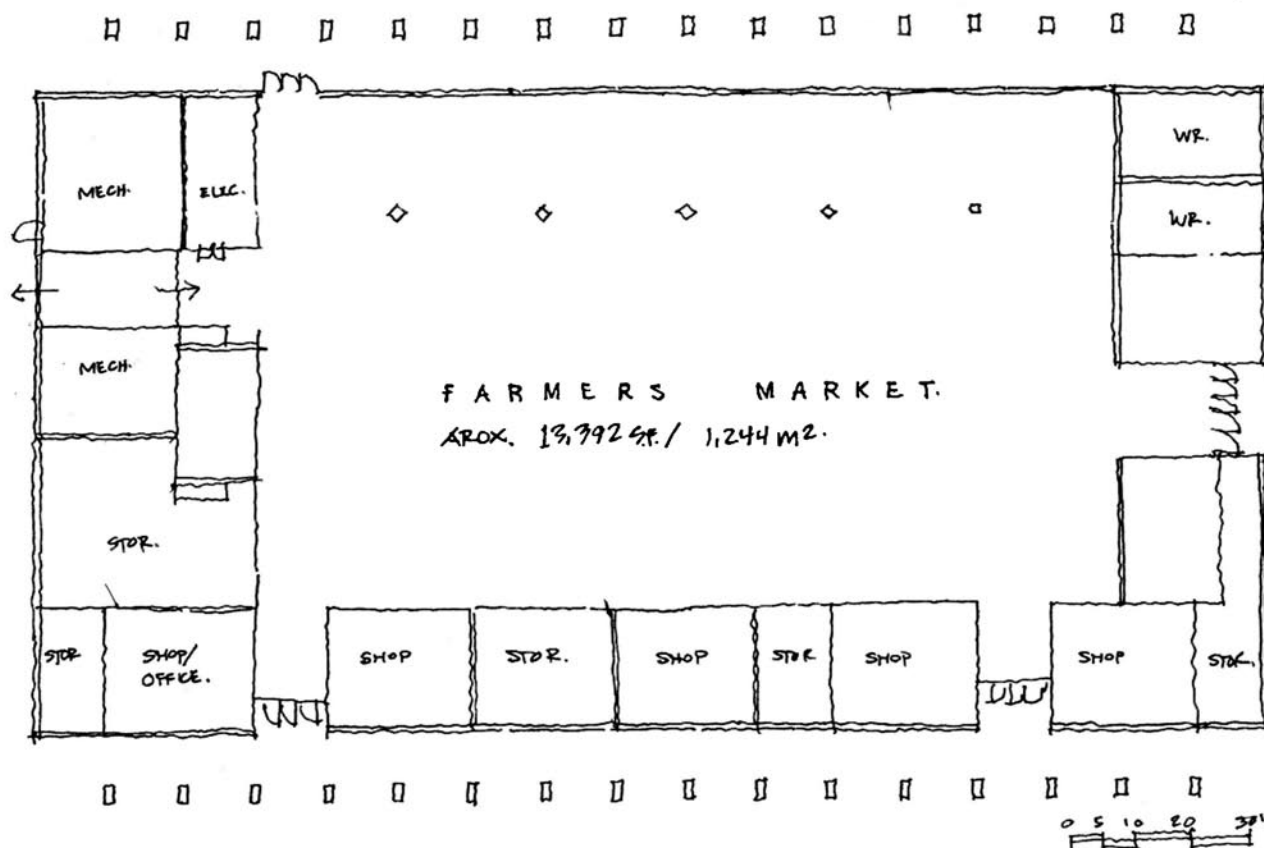
1. Any redevelopment of the North Market site should be financially self-sustaining.
2. Any redevelopment of the North Market should be as environmentally sustainable as possible.



Potential uses

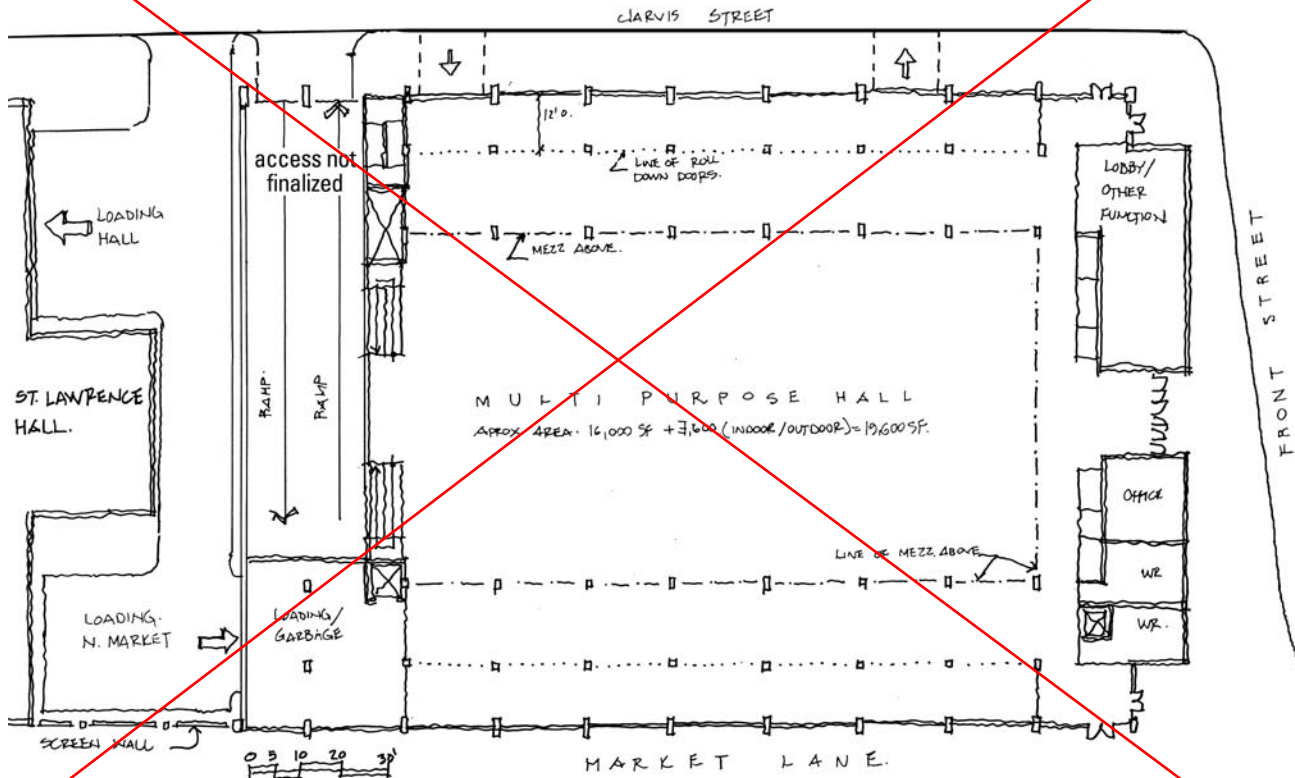
1. Potential uses in a redeveloped North Market site could include any uses set out in the Official Plan and Zoning provisions applicable to the site, subject to Item 2 below.
2. The St. Lawrence Market North Farmers' Market and Sunday Antique Market are highly valued by the community, and they should be retained in any redevelopment of the North Market site as ground floor uses.
3. The design of the North Market Hall should encourage a range of other compatible short-term uses when the Farmers' and Antique Markets are not in operation.
4. In order to accommodate the widest range of uses, the minimum clear height of the ground floor North Market Hall, exclusive of mezzanine areas, should be 7.5 metres.
5. A mezzanine should be established within the volume of the North Market Hall, parallel to Jarvis Street and Market Lane, at a minimum clear height of 4.5 metres above grade, and with a minimum width of 9 metres.

Current ground floor plan



Superseded by page 4A

Proposed ground floor plan



Loading

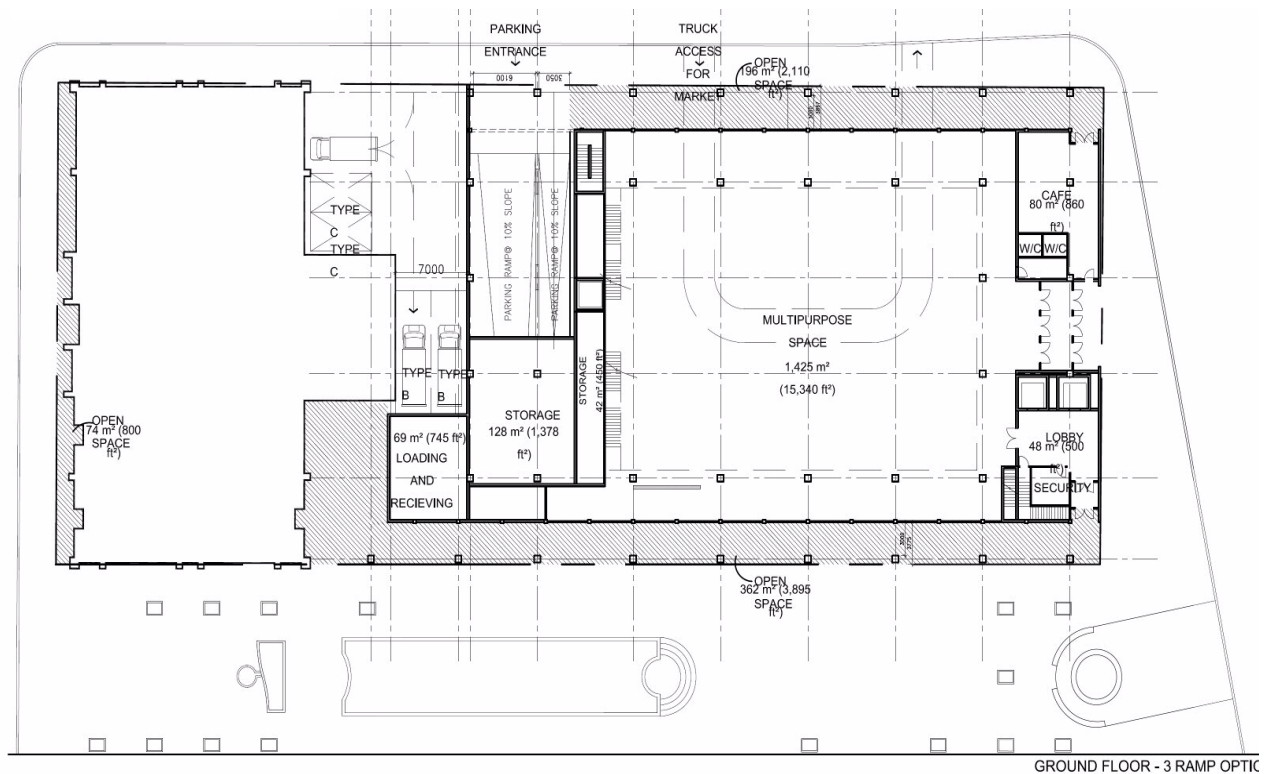
1. An internal lay-by system at grade should be used for truck loading and unloading, with trucks entering through one bay door on Jarvis Street, and exiting through another bay door further south along the Jarvis façade.
2. As part of the design of the internal lay-by system at grade, one or more manually operable truck turntables (to allow trucks to swing into the correct position for unloading) should be explored and considered.
3. Loading and unloading on the west side of Jarvis Street in front of the new North

Market Building would be acceptable to the Working Committee subject to adherence to community standards for noise control and limited hours of operation.

4. To reduce operational and servicing noise, a garbage compactor, rather than a garbage dumpster, should be used to store and remove waste from the site.
5. It is understood that items one to four noted above would be subject to technical review by and requirements of Works and Emergency Services.

DEVELOPMENT PARAMETERS FOR ST. LAWRENCE MARKET NORTH

Proposed Ground Floor Plan



Loading

1. An internal loading lay-by system at grade should be used for truck loading and unloading, with trucks entering through one bay door on Jarvis Street, and exiting through another bay door further south along the Jarvis façade.
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5. It is understood that items one to four noted above would be subject to technical review by and the requirements of Transportation Services.

Site access and circulation

1. It is intended that options for vehicular site access and circulation, including the location of ramps to below-grade parking, would be presented to the Administration Committee and City Council for their decision and action.
2. Pedestrian safety, amenity and ease of movement are highly desired throughout the North Market site and Market Lane Park.

Superseded by page 5A

Parking

1. It is intended that options for parking to serve the North Market site be presented to the Administration Committee and City Council for their decision and action.
2. The Working Committee would prefer that paid commercial parking be established in conjunction with redevelopment of the North Market be operated by the Toronto Parking Authority (TPA).
3. It is understood that parking would also be subject to the technical review and requirements of Works and Emergency Services.
4. In order to accommodate farmers' trucks for their weekend market activities, the Working Committee requests that the TPA look into the potential Saturday and Sunday availability of Richmond and Adelaide Street East for curb-side metered parking with electrical outlets (so that refrigerated trucks can stay refrigerated).

DEVELOPMENT PARAMETERS FOR ST. LAWRENCE MARKET NORTH

SITE ACCESS AND CIRCULATION

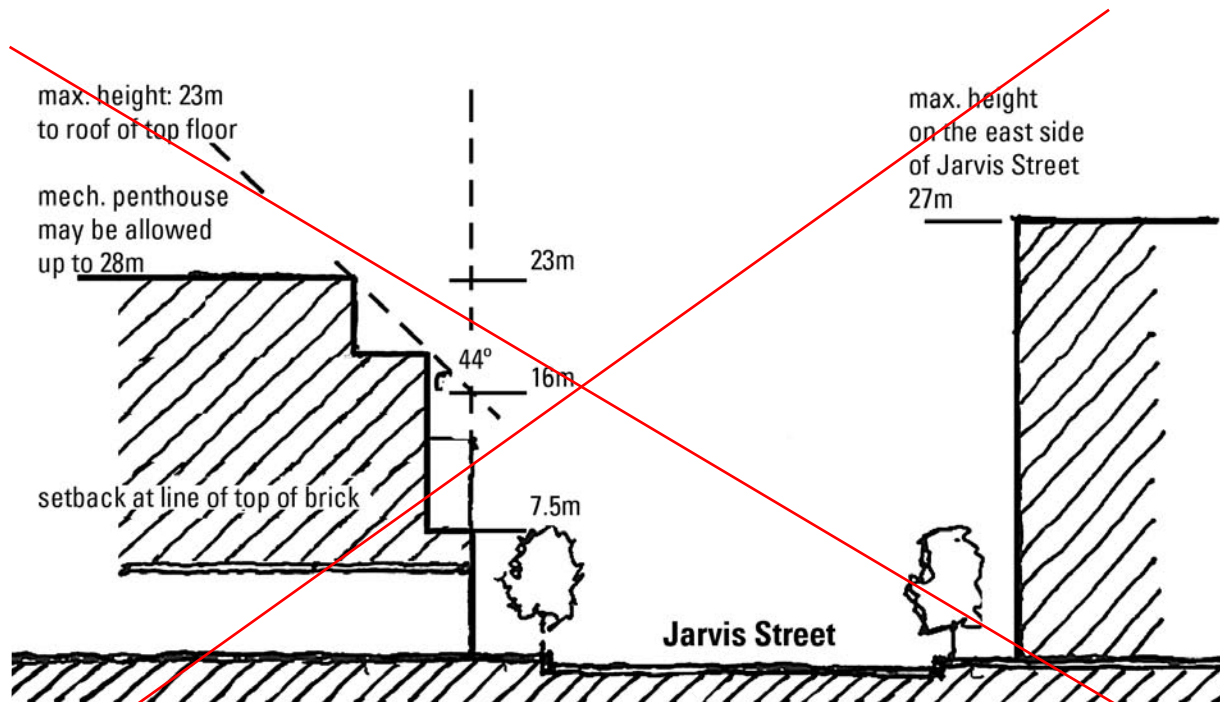
1. Access to below-grade parking shall be from parking ramps along Jarvis Street within a new North Market building.
2. Pedestrian safety, amenity and ease of movement are highly desired throughout the North Market site and Market Lane Park.

PARKING

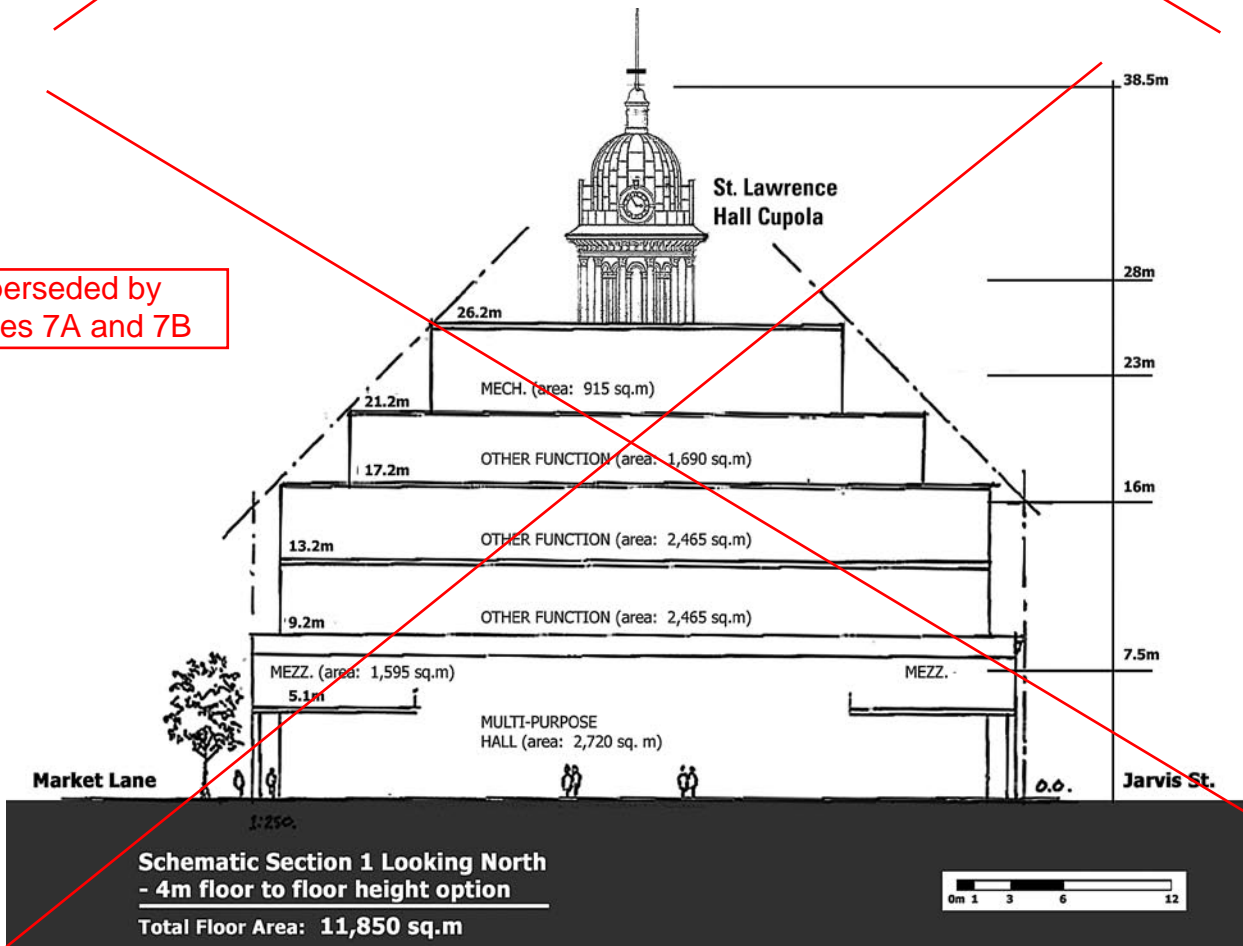
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The North Market Building should be symmetrical in form along a north-south axis, and be related axially in plan (north-south) to both the existing St. Lawrence Market South building and the cupola of St Lawrence Hall.

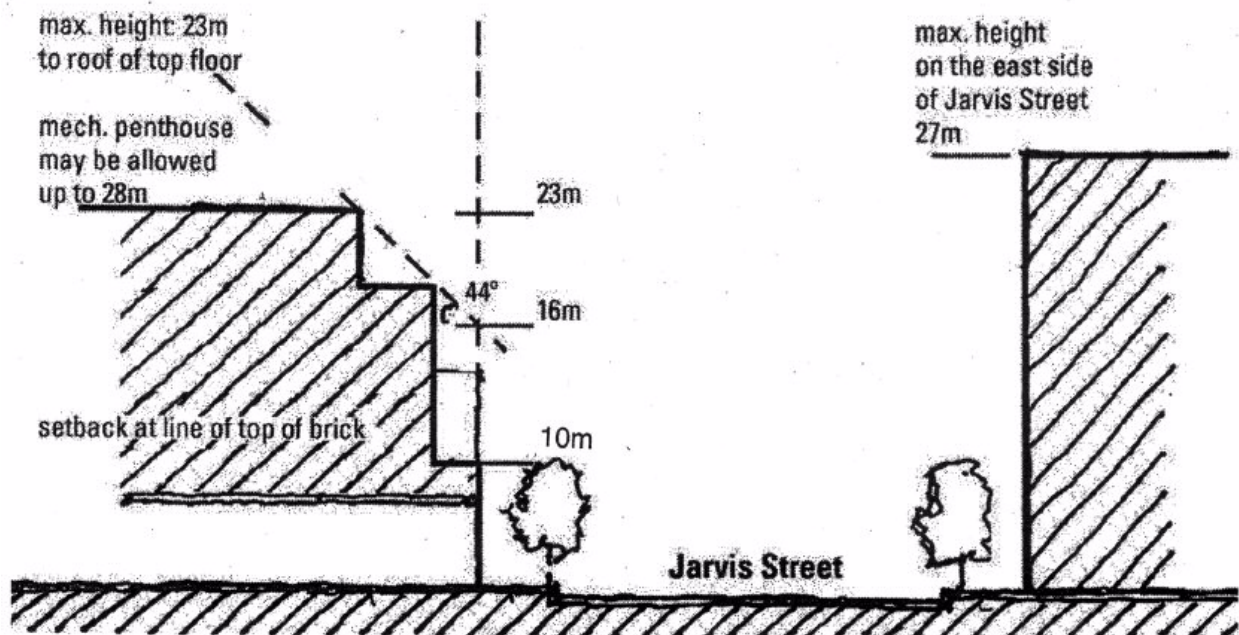


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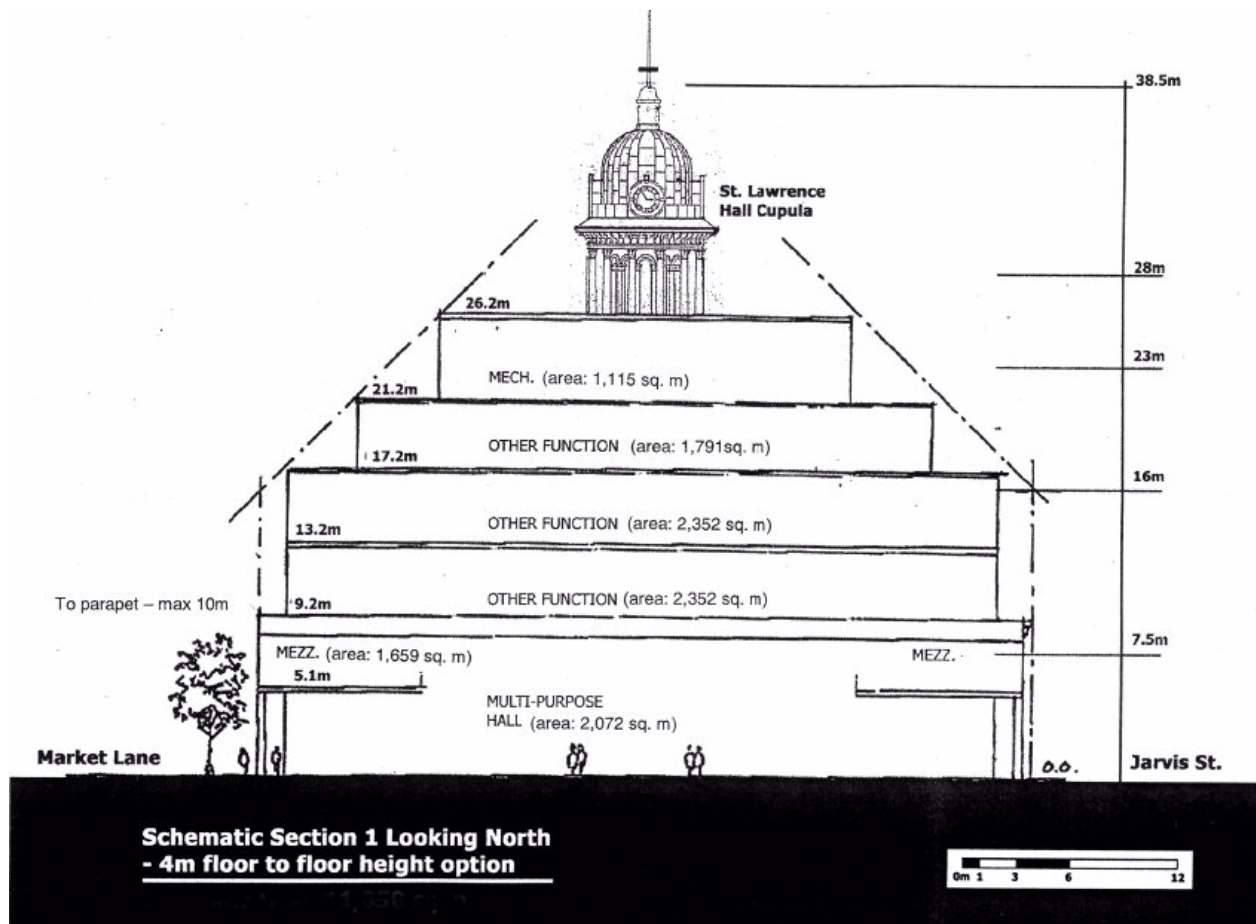


Upper floors of the North Market Building should be stepped back from Jarvis Street and Market Lane. The first line of setback along Jarvis Street would be established at 7.5 metres above grade.

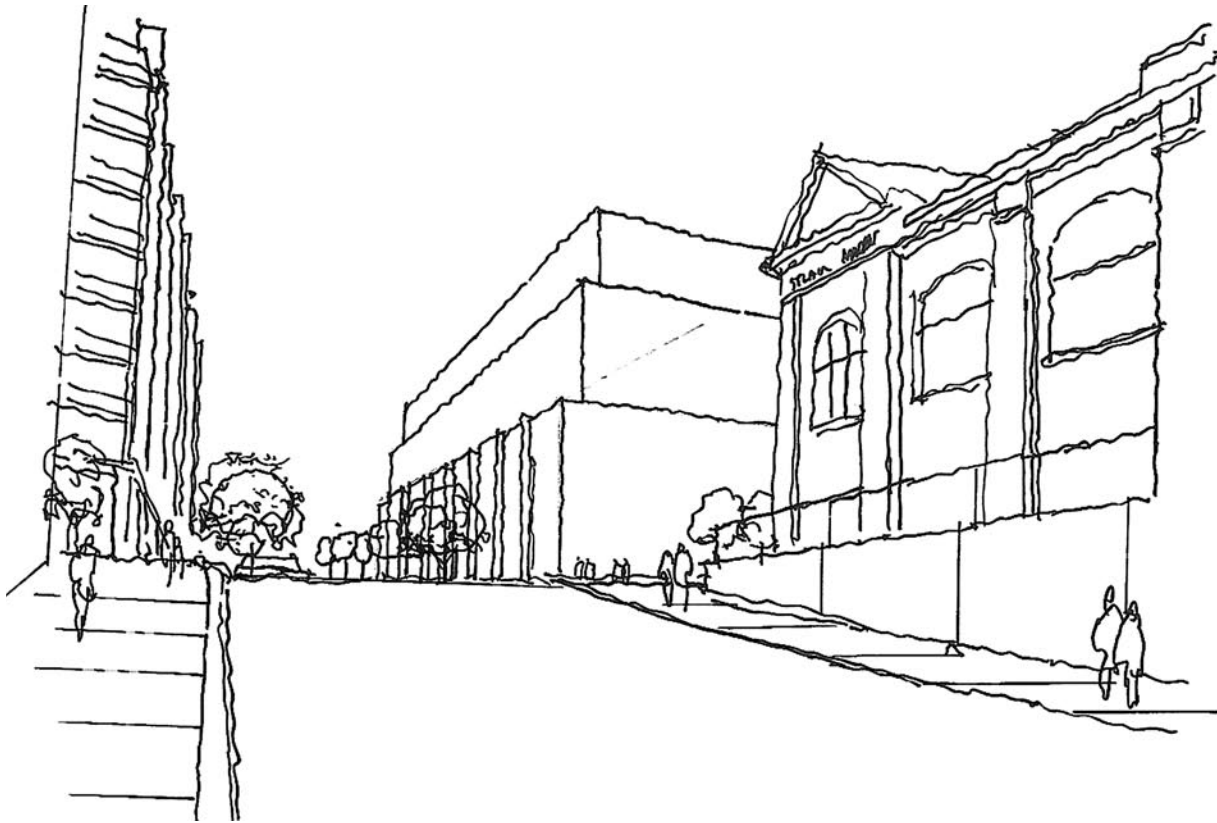
DEVELOPMENT PARAMETERS FOR ST. LAWRENCE MARKET NORTH



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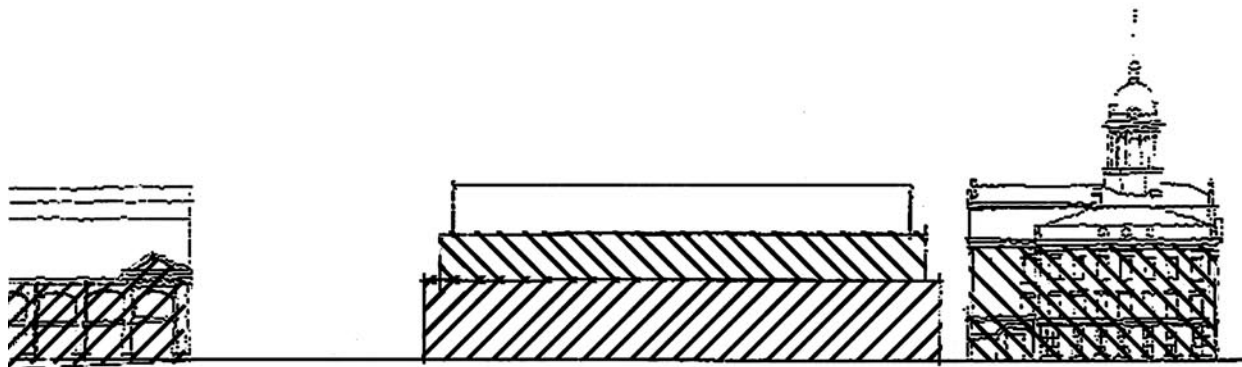


Proposed setback of North Market building along Market Lane, as viewed from Market Street.






Current view looking north along Market Lane.

The Zoning By-law specifies a 44 degree angular plane starting at a height of 16 metres above grade long the Jarvis Street frontage. All built form of the North Market Building is required to fall within the Jarvis Street angular plane. This angular plane should be replicated on the Market Lane frontage.



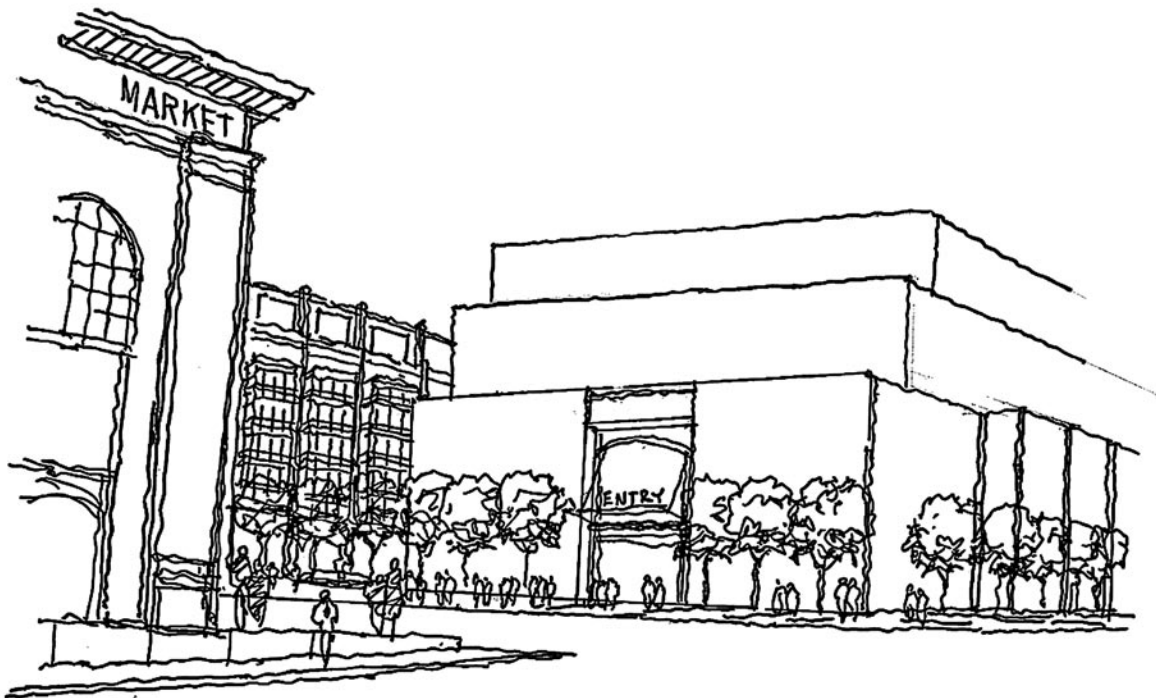
Jarvis Street Elevation Studies

-  Material - to blend with South Market
-  Material - to blend with St. Lawrence Hall
-  Materials/scale to be compatible with neighbouring buildings

The height of the new North Market Building should acknowledge both the existing Zoning By-law regulations regarding building height, and the community's concern about building height in relation to the roofline of St. Lawrence Hall.

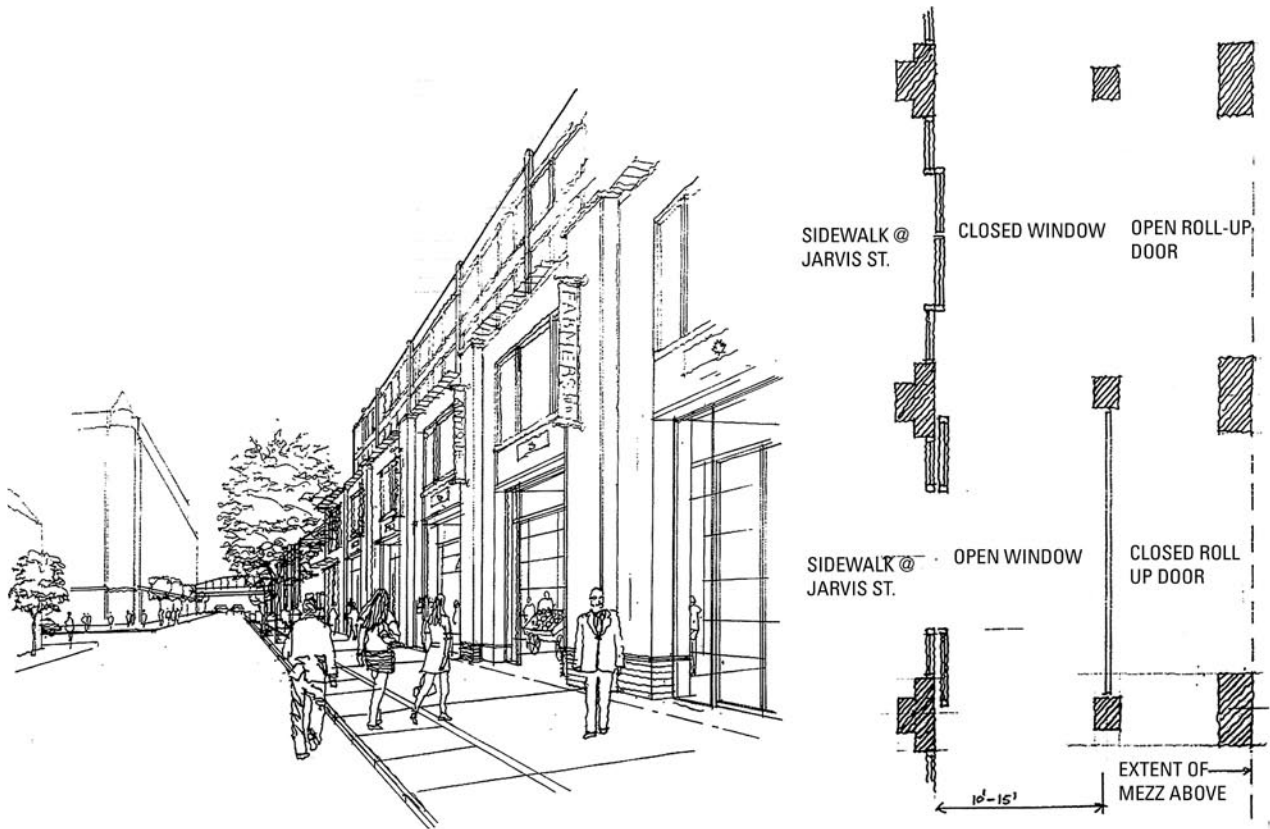


Current view of North Market building at Front and Jarvis streets, looking north-west.



Proposed development of North Market building at Front and Jarvis streets, looking north-west.

Building entrances should be well defined. There should be a primary entrance to the ground floor North Market Hall from Front Street, on axis with the entrance to the South Market building. A secondary entrance to the Market Hall should be established on the Market Lane frontage.

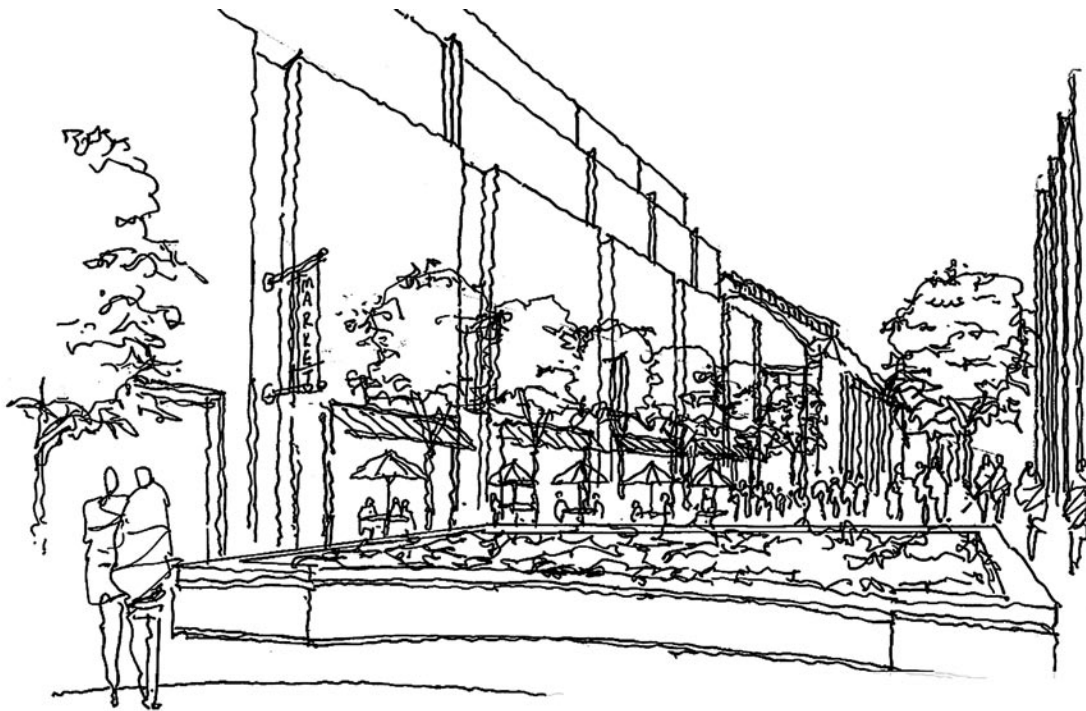


Jarvis street view looking south.

Building edges should promote increased usability of Jarvis Street, Front Street and Market Lane, and allow for visibility into the North Market Hall from these frontages.



Current view south on Market Lane.



Proposed view south on Market Lane.

On the ground floor, the Market Lane frontage of the North Market Building should be given the same architectural treatment as the Jarvis Street frontage. These two façades should be designed in such a way as to have a majority of their lengths designed to convert from interior space to open colonnade; this would be achieved by large, operable windows that might slide, rotate or run on tracks. The operable exterior windows would work in conjunction with interior rolling doors that could be closed while the exterior windows are open, to contain air conditioning or heating in the interior space. The design of the exterior windows should be compatible with the external character of the building.

Urban Design, massing and height, streetscape

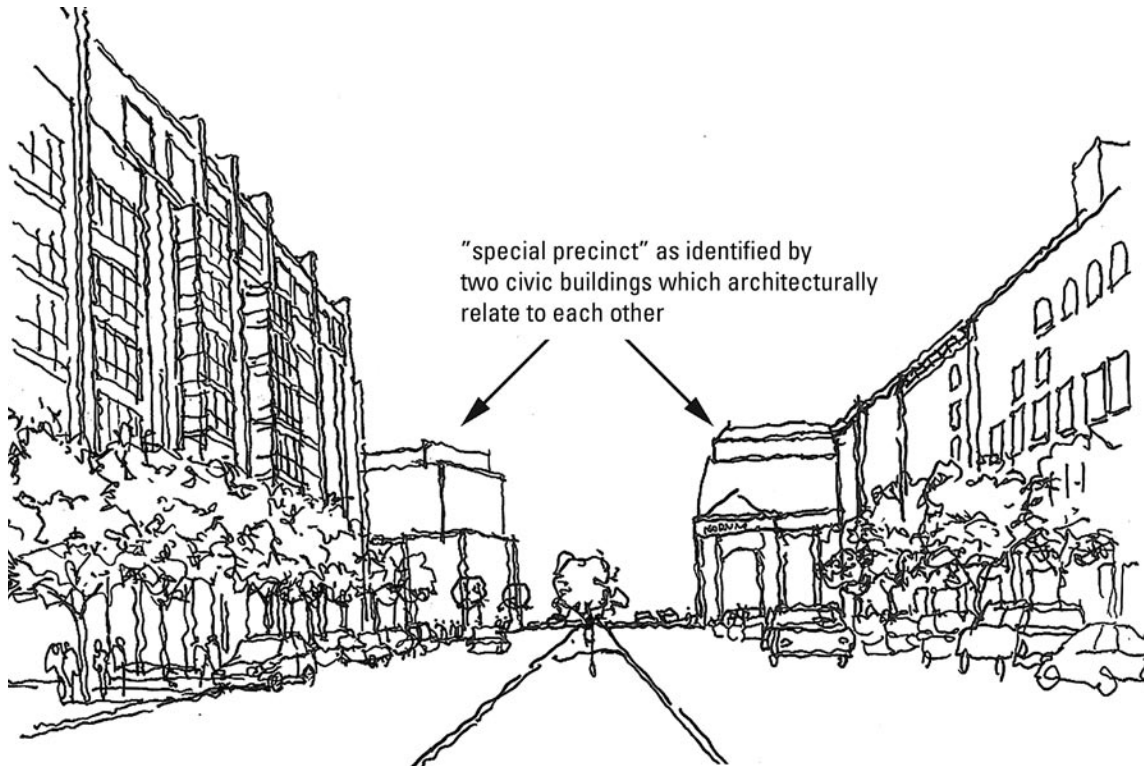
1. The North Market Building should be symmetrical in form along a north-south axis, and be related axially in plan (north-south) to both the existing St. Lawrence Market South building and the cupola of St. Lawrence Hall.
2. Upper floors of the North Market Building should be stepped back from Jarvis Street and Market Lane. The first line of stepback along Jarvis Street would be established at 7.5 metres above grade
3. The Zoning By-law specifies a 44 degree angular plane starting at a height of 16 metres above grade along the Jarvis Street frontage. All built form of the North Market Building is required by the Zoning By-law to fall within the Jarvis Street angular plane. This angular plane should be replicated on the Market Lane frontage.
4. The height of the new North Market Building should acknowledge both the existing Zoning By-law regulations regarding building height, and the community's concern about building height in relation to the roofline of St. Lawrence Hall.
5. Building entrances should be well defined. There should be a primary entrance to the ground floor North Market Hall from Front Street, on axis with the entrance to the South Market building. A secondary entrance to the Market Hall should be established on the Market Lane frontage.
6. Building edges should promote increased usability of Jarvis Street, Front Street and Market Lane, and allow for visibility into the North Market Hall from these frontages.
7. On the ground floor, the Market Lane frontage of the North Market Building should be given the same architectural treatment as the Jarvis Street frontage. These two façades should be designed in such a way as to have a majority of their lengths designed to convert from interior space to open colonnade; this would be achieved by large, operable windows that might slide, rotate or run on tracks. The operable exterior windows would work in conjunction with interior rolling doors that could be closed while the exterior windows are open, to contain air conditioning or heating in the interior space. The design of the exterior windows should be compatible with the external character of the building.

Heritage Compatibility, architectural expression

1. The new North Market Building, along with the existing St. Lawrence Market South building, should form a “special precinct” or gateway as two civic buildings which relate architecturally to each other.
2. Building materials, setbacks and rhythms should be compatible with the existing St. Lawrence Market South building and St. Lawrence Hall.
3. In order to limit shadowing of the south façades of the St. Lawrence Hall by the northern façade of the North Market Building, a 44 degree angular plane should be established at the southern-most façade of the St. Lawrence Hall, from a height of approximately 11 metres above grade (which is the approximate height of the bottom of the third floor window frames, measured from grade).
4. Building design, scale and materials in the North Market Building should be architecturally compatible with neighbouring area and surrounding buildings.
5. To facilitate and encourage functional continuity between the new North Market Building and St. Lawrence Hall, some form of physical connection between the two buildings could be considered, but only below the third storey of St. Lawrence Hall, and only in a manner which is architecturally compatible with St. Lawrence Hall (in terms of planning and materials).
6. Historical character should be sought at the North Market Building’s base, with possibly, a more modern vocabulary above. Positive architectural precedents/role models for this include:
 - 39 Jarvis Street (St. James’ Condominiums at the south-east corner of Jarvis and King Streets)
 - 500 Queens Quay West (The Pavilions at King’s Landing)
 - 139-151 King Street East (the Market Block development)
 - 150 King Street East (King George Square, King Street East frontage)
7. Materials and methods of construction should be as environmentally sustainable as possible while being mindful of the architectural and heritage considerations noted above.



Current view along Front Street, looking west.



Proposed development of North Market building along Front Street looking east.

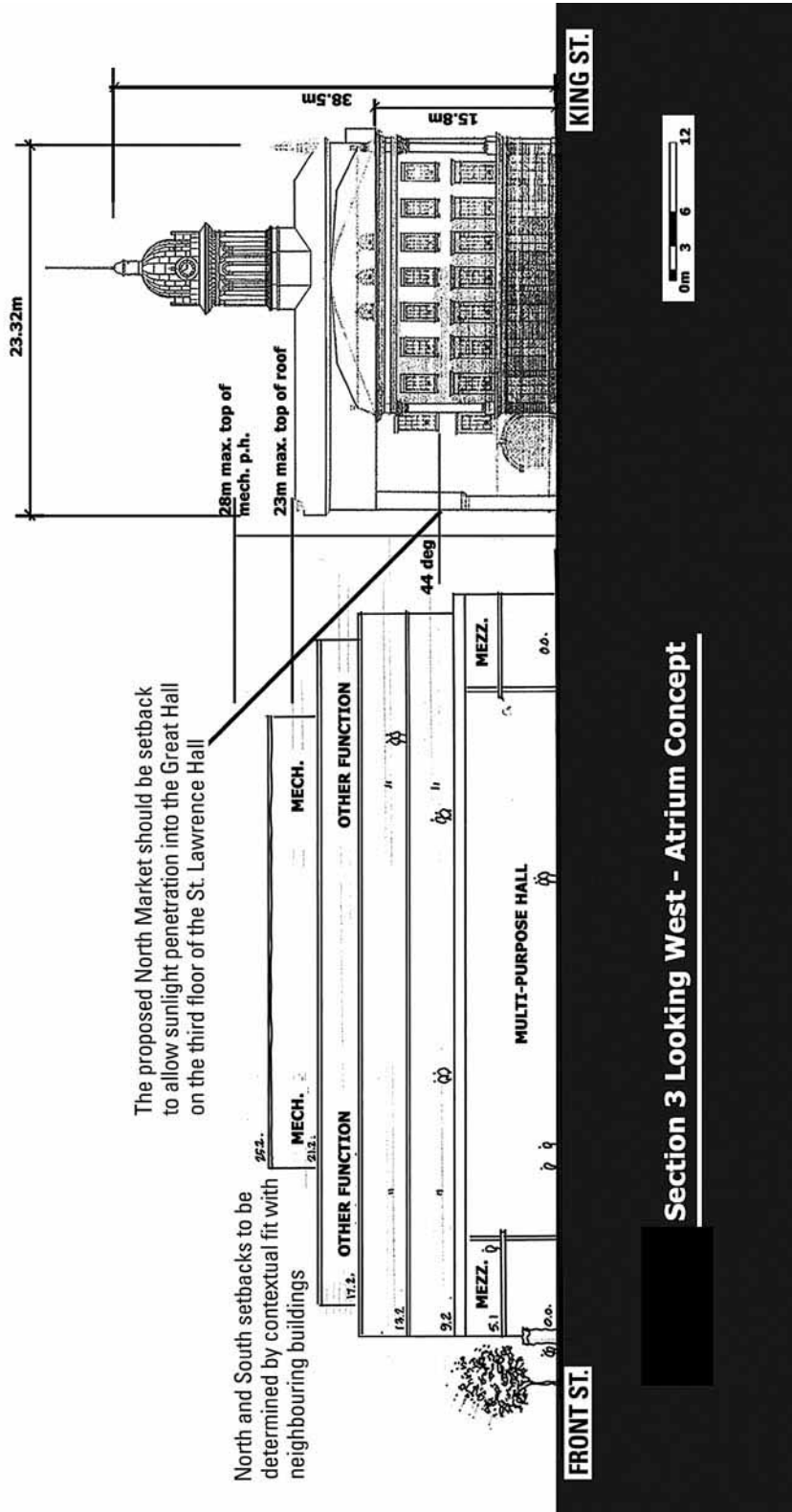


Building materials, setbacks and rhythms to be compatible with existing market building.

The new North Market Building, along with the existing St. Lawrence Market South building, should form a “special precinct” or gateway as two civic buildings which relate architecturally to each other.



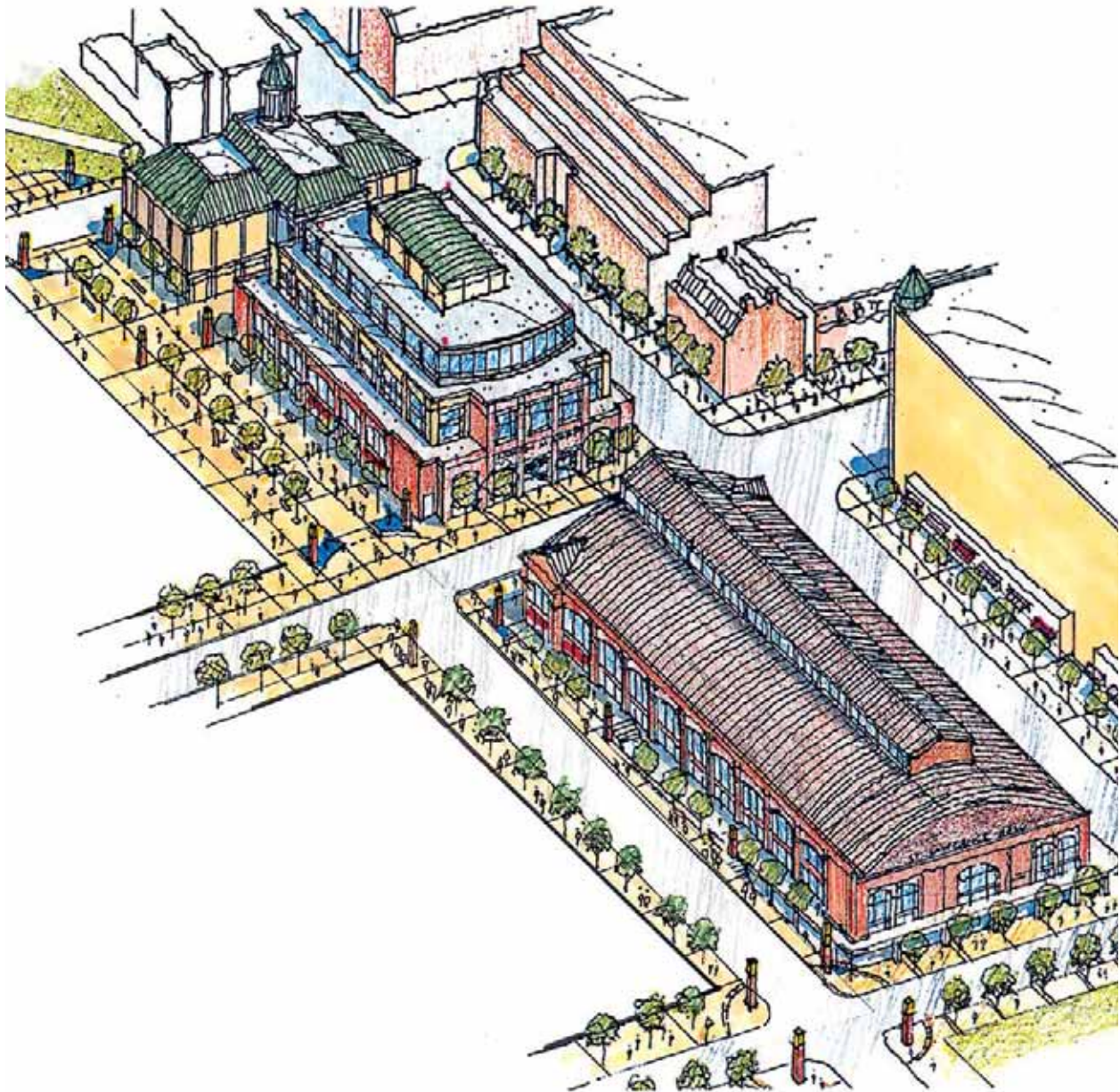
Building materials, setbacks and rhythms should be compatible with the existing St. Lawrence Hall.



In order to limit shadowing of the south façades of the St. Lawrence Hall by the northern façade of the North Market Building, a 44 degree angular plane should be established at the southern-most façade of the St. Lawrence Hall, from a height of approximately 11 metres above grade (which is the approximate height of the bottom of the 3rd floor window frames, measured from grade).



Concept sketch to illustrate how the urban design guidelines may be achieved architecturally. The above sketch shows a symmetrical building with central entrance, a colonnade on Jarvis Street, setback to align with the south market building and upper-level step back in conformance with the 44 degree angular plane.



The building design, scale and materials in the North Market Building should be architecturally compatible with those of the neighbouring area and surrounding buildings.

Open Space

1. To improve upon its current design and function, Market Lane Park should be renovated as part of the redevelopment of the North Market Site. There is opportunity to create an exciting urban park/promenade that complements a redeveloped North Market Building.
2. In redeveloping Market Lane Park, the new park design should reflect a commitment to design excellence, with richly detailed and well-executed spaces, characterized by high quality materials and design techniques.
3. The design of Market Lane Park should be compatible with the historic nature of the adjacent buildings and neighbourhood. Within a new park design, there are opportunities to incorporate historic references using materials, park elements and overall landscape form. There are also significant design opportunities to interpret and celebrate the rich history of the North Market.
4. In its redesign, Market Lane Park should be integrated within the existing north-south park and public space system that includes St. James Park, Market Lane Park and a future park at the south end of the South Market building.
5. The new park design for Market Lane Park should have a strong north-south orientation. Landscape elements and features should be developed to reinforce this orientation. Existing elements that discourage pedestrian movement through the park should be removed.
6. Pedestrian safety, amenity and ease of movement are highly desired throughout Market Lane Park.
7. New park design should provide for clear sight lines and vistas through the park, visually connecting features such as St. James Park, St. Lawrence Hall and the historic South Market Building.
8. Market Lane Park should be treated as an outdoor “room,” with the building facades on the western and eastern edges of the Park forming the walls of the room. Care and attention should be paid to both of these facades to ensure that they contribute to the overall form and function of the Park.
9. Active use of Market Lane Park should be encouraged.
 - The park redesign could include the placement of café tables and chairs within the park for operation by adjacent vendors or restaurants, and permitted by the Parks and Recreation Department.
 - As described under “Urban Design, massing and height, streetscape,” the Market Lane façade of a new North Market building should; one, allow for visibility into the North Market Hall; two, be designed to be convertible from open colonnade to interior space; and three, incorporate a secondary entrance to the North Market Hall to encourage market patrons’ use of Market Lane Park.

- Seasonal events are highly desirable, including a “festival of lights” in the winter that would be facilitated through the provision of tree plantings and appropriately designed electrical services.
- Park space should be as unstructured and flexible as possible to accommodate the widest possible range of activities in the park. For example, paved areas could be used for market stalls and temporary stages during special events, while functioning as a promenade or plaza area during other times. Electrical services should be incorporated into the park design for special events, as well as specific features such as tie-downs (used to set up temporary tents and shelters). Landscape elements such as benches, planters and trees, should be designed such that they do not interfere with or are damaged by the set-up and staging of special events.

10. St. Lawrence Market-related activities and programming should be encouraged in the park whenever possible.

- Activities and programming within Market Lane Park should be closely related to overall market functions, emphasizing local agriculture and food production. For example, should café tables and chairs be sited within the park, there is an opportunity for existing market vendors to expand their operations to include café functions.

- Any proposals for the increased use of Market Lane Park for market activities and vendors would need to be reviewed in greater detail by all affected stakeholders, including local residents. Matters to be examined include, among other things, potential noise impacts.

11. Noise impacts should be controlled and mitigated.

- The new park design should mitigate noise impacts through the use of appropriate landscape features and materials. A resident-friendly park design could include the provision of ‘white noise’ elements such water features and trees, as well as the baffling and absorption of sound through the use of landscape elements. Potential noise generating activities in the park, such as movement of vendor pallets and dollies across a rough cobble surface should be closely reviewed.

- The programming of special events that involve amplification, such as performances, are of particular concern. These issues need to be carefully addressed while the provision of flexible spaces to accommodate infrequent events may be appropriate, the provision of a permanent performance space is not advisable.

12. The new park design should promote barrier-free access for those with disabilities.

13. The new park design should be safety and security-conscious. Pedestrian scaled lighting should be incorporated into the park design to encourage the safe use of Market Lane at night, while reducing potential glare into existing residences on the west edge of the park. Sight lines should also be maintained within the park to increase pedestrian safety and visibility during the day and at night.

14. With the redevelopment of the park, there is an opportunity to review the role and function of the existing water fountain at Front Street, and whether it should be replaced with a new water feature that is not as maintenance intensive.

15. In a new park design, landscape elements should be as low-maintenance as possible.

16. If a new underground parking structure were to be considered under Market Lane Park, two key areas would need to be investigated:

- design and technical considerations such as the configuration of subsurface elements (e.g. stairwell access/egress, ventilation shafts, roof slab and support structures), the nature of the site profile between finish grade and the roof slab, and the relationship between park elements (such as trees, fountains) and the parking structure; and
- legal considerations such as liability and indemnification between the City and operators of the parking garage.